



## City of Hamilton

# AFFORDABLE HOUSING SITE SELECTION SUB-COMMITTEE

**Meeting #:** 19-001  
**Date:** June 18, 2019  
**Time:** 3:00 p.m.  
**Location:** Room 830, 8th Floor, City Hall  
71 Main Street West

Loren Kolar, Legislative Coordinator (905) 546-2424 ext. 2604

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1. CEREMONIAL ACTIVITIES
2. APPROVAL OF AGENDA  
(Added Items, if applicable, will be noted with \*)
3. DECLARATIONS OF INTEREST
4. APPROVAL OF MINUTES OF PREVIOUS MEETING  
4.1 February 15, 2018
5. COMMUNICATIONS
6. DELEGATION REQUESTS
7. CONSENT ITEMS
8. PUBLIC HEARINGS / DELEGATIONS
9. STAFF PRESENTATIONS

**10. DISCUSSION ITEMS****10.1 Properties and Process for Disposition of Lands for Affordable Housing (PED17219(a))**

Appendix "A" to Report PED17219(a) will be distributed under separate cover, pursuant to Section 8.1, Sub-section (c) of the City's Procedural By-law 18-270, and Section 239(2), Sub-section (c), of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land for City purposes.

**11. MOTIONS****12. NOTICES OF MOTION****13. GENERAL INFORMATION / OTHER BUSINESS****14. PRIVATE AND CONFIDENTIAL****14.1 Affordable Housing Initiative - 191 York Boulevard (PED19133) (Ward 2) (distributed under separate cover)**

Pursuant to Section 8.1, Sub-sections (c) and (k) of the City's Procedural By-law 18-270, and Section 239(2), Sub-sections (c) and (k), of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land for City purposes; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.

**14.2 Disposition and Transaction Strategies to Achieve Affordable Housing At 60 Caledon Avenue (PED19134) (Ward 8) (distributed under separate cover)**

Pursuant to Section 8.1, Sub-sections (c) and (k) of the City's Procedural By-law 18-270, and Section 239(2), Sub-sections (c) and (k), of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land for City purposes; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.

14.3 Disposition Strategy - Portion of Wentworth Lodge Lands (PED19138) (Ward 13)  
(distributed under separate cover)

Pursuant to Section 8.1, Sub-sections (c) and (k) of the City's Procedural By-law 18-270, and Section 239(2), Sub-sections (c) and (k), of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land for City purposes; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.

**15. ADJOURNMENT**



Hamilton

**AFFORDABLE HOUSING SITE SELECTION SUB-COMMITTEE**

**MINUTES 18-001**

**3:00 p.m.**

**Thursday, February 15, 2018**

**Room 264, 2<sup>nd</sup> Floor, Hamilton City Hall**

**71 Main Street West**

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**Present:** C. Collins (Chair)  
Councillors J. Farr, D. Conley (Vice Chair) and M. Pearson

**Absent with  
Regrets** Councillor M. Green – City Business

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**THE FOLLOWING ITEM WAS REFERRED TO THE GENERAL ISSUES COMMITTEE FOR CONSIDERATION:**

**1. Transfer of City of Hamilton Sites to CityHousing Hamilton for Development (Item 9.1)**

**(Farr/Conley)**

WHEREAS, the City of Hamilton's Strategic Plan recognizes and supports the need for new affordable housing units as one of the City's top priorities;

WHEREAS, the Access to Housing Waitlist continues to grow at an alarming rate with an estimated 6,200 families, seniors and individuals currently on the list;

WHEREAS, the City's Housing and Homelessness Action Plan targets an aggressive 50% reduction in the Access to Housing Waitlist by 2023;

WHEREAS, the City's Housing and Homelessness Action Plan emphasizes the need to provide new affordable housing units;

WHEREAS, the rising cost of real estate presents a significant challenge to social housing providers;

WHEREAS, the City of Hamilton has an inventory of properties that could facilitate the construction of new affordable housing units; and

WHEREAS, the City of Hamilton staff has met with CityHousing staff and Board representatives to discuss opportunities related to utilizing underperforming City of Hamilton parking lots: Park Lot #66 located at 106 Bay Street Northland Park Lot #73 located at 253 King William Street (see attached map), as a means to support the construction of new affordable housing units;

WHEREAS, City of Hamilton staff has also identified an unused portion of 701 Upper Sherman Ave, which interlocks with an existing CityHousing Hamilton Corporation site on Macassa Ave (see attached map), as a potential City owned site for building new affordable housing units;

WHEREAS, CityHousing Hamilton Corporation has begun a revitalization process that requires the acquisition of land for the rebuilding of 100 units of social housing following an approved sale of poor performing single and semi-detached housing units, as well as for the **possible** relocation of residents from the Jamesville social housing community in the West Harbour during its redevelopment; and

WHEREAS, CityHousing Hamilton Corporation has completed financial modelling for the utilization of the above mentioned three sites as part of its revitalization process;

THEREFORE BE IT RESOLVED:

- (a) That the Real Estate Section of the Planning and Economic Development Department be authorized and directed to sell at nominal price of \$2.00, Car Park Lot #66 (106-104 Bay Street North) to CityHousing Hamilton Corporation on such other terms and conditions deemed appropriate by the General Manager, Planning and Economic Development;
- (b) That the Real Estate Section of the Planning and Economic Development Department be authorized and directed to sell at nominal price of \$2.00 Car Park Lot #73 (253-257 King William Street) to CityHousing Hamilton Corporation on such other terms and conditions deemed appropriate by the General Manager, Planning and Economic Development;
- (c) That the Real Estate Section of the Planning and Economic Development Department be authorized and directed to sell at nominal price of \$2.00 the unused portion of 701 Upper Sherman Avenue that interlocks with an existing CityHousing Hamilton Corporation owned site on Macassa Avenue be transferred to CityHousing Hamilton Corporation on such other terms and conditions deemed appropriate by the General Manager, Planning and Economic Development;
- (d) That the transfer of Car Park Lot #66, Car Park Lot#73, and the unused portion of 701 Upper Sherman Avenue be subject to any requisite requirements to protect for servicing, utilities and road widenings, as determined by new reference plans to be completed by Geomatics and Corridor Management Section of the Public Works Department;
- (e) That the City Solicitor complete the transfers of Car Park Lot #66, Car Park Lot #73, and the unused portion of 701 Upper Sherman Avenue pursuant to the terms and conditions of the agreement negotiated by the Planning and Economic Development Department and in a form satisfactory to the City Solicitor;

- (f) That the General Manager, Planning and Economic Development be authorized and directed to execute all required documents on behalf of the City of Hamilton to transfer Car Park Lot #66, Car Park Lot #73, and the unused portion of 701 Upper Sherman Avenue on documents in a form satisfactory to the City Solicitor;
- (g) That \$4,500 be charged to Account No. 500005-22018 (City of Hamilton Payable) and credited to Account No. 45408-3560150200 (Property Purchases and Sales) for Legal and Real Estate fees;
- (h) That all other expenses associated with the transfer of Car Park Lot #66, Car Park Lot #73, and the unused portion of 701 Upper Sherman Avenue be charged to Account No. 500005-220; **and**
- (i) ***That Car Park Lots #66 (106-104 Bay Street North) and #73 (253-257 King William Street) be permitted to continue operations until new development begins.***

**Amendment CARRIED  
Main Motion as Amended CARRIED**

**FOR INFORMATION:**

**(a) CHANGES TO THE AGENDA (Item 1)**

The Clerk advised that there were no changes to the agenda.

**(Pearson/Conley)**

That the agenda for the February 15, 2018 meeting of the Affordable Housing Site Selection Sub-Committee, be approved as presented.

**CARRIED**

**(b) DECLARATIONS OF INTEREST (Item 2)**

There were no declarations of interest.

**(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 3)**

**(i) November 28, 2017 (Item 3.1)**

**(Farr/Pearson)**

That the Minutes of the November 28, 2017 meeting of the Affordable Housing Site Selection Sub-Committee, be approved, as presented.

**CARRIED**

(d) **MOTION (Item 9)**

- (i) **Transfer of City of Hamilton Sites to CityHousing Hamilton for Development (Item 9.1)**

**(Farr/Conley)**

That the motion be amended by adding the word “possible” to the ninth paragraph of the preamble, and by adding sub-section (i) to read as follows:

- (i) That Car Park Lots #66 (106-104 Bay Street North) and #73 (253-257 King William Street) be permitted to continue operations until new development begins.***

***Amendment CARRIED***

For further disposition on this matter, refer to Item 1.

(e) **ADJOURNMENT (Item 12)**

**(Farr/Conley)**

That, there being no further business, the Affordable Housing Site Selection Sub-Committee, be adjourned at 3:13 p.m.

**CARRIED**

Respectfully submitted,

Councillor C. Collins, Chair  
Affordable Housing Site Selection  
Sub-Committee

Loren Kolar  
Legislative Coordinator  
Office of the City Clerk



# INFORMATION REPORT

<b>TO:</b>	Chair and Members Affordable Housing Site Selection Subcommittee
<b>COMMITTEE DATE:</b>	June 18, 2019
<b>SUBJECT/REPORT NO:</b>	Properties and Process for Disposition of Lands for Affordable Housing (PED17219(a)) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Raymond Kessler (905) 546-2424 Ext. 7019
<b>SUBMITTED BY:</b>	Glen Norton Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

Discussion of this Confidential Report in closed session is subject to the following requirement(s) of the City of Hamilton's Procedural By-law and the *Ontario Municipal Act, 2001*:

- A proposed or pending acquisition or disposition of land for City purposes

## COUNCIL DIRECTION

Staff presented Report PED17219 to the Affordable Housing Site Selection Subcommittee on November 28, 2017, which contained the following recommendations:

“(d) That staff be directed to complete due diligence and surplus circulation of each property identified in Appendix “A” to Report PED17219, including but not limited to feasibility, environmental, and planning studies, determining individual site disposition strategies, in accordance with the strategies outlined in Appendix ‘B’ to Report PED17219, and with the exception of Properties A, G, I, P and R, report back to the Affordable Housing Site Selection Sub-Committee with a recommended approach for each property”.

Council adopted the amended General Issues Committee Report 18-002 on January 24, 2018 (see City Council Minutes 18-001).

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OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

**SUBJECT: Properties and Process for Disposition of Lands for Affordable Housing (PED17219(a)) (City Wide) - Page 2 of 2**

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**INFORMATION**

The attached Appendix “A” to Report PED17219(a) titled Affordable Housing Properties Status provides the Sub-Committee an interim update for each property in the subject portfolio per the direction given by Council.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix “A”- “Affordable Housing Properties Status”